

# 50/2 Drum Street

GILMERTON, EDINBURGH, EH17 8RN



*Stylish ground-floor studio, the perfect first step onto the property ladder in Gilmerton*



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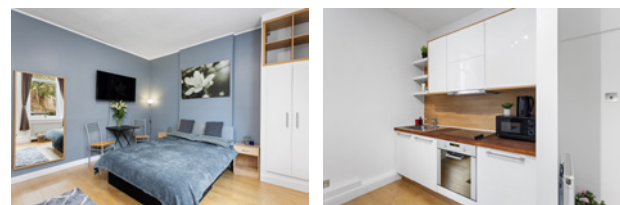
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McEwan Fraser Legal is delighted to present this charming one-bedroom studio flat on Drum Street, Gilmerton. The property is offered to the market in very good condition, having benefitted from a renovation during its current ownership, and represents the perfect first-time buy or investment opportunity.

# KITCHEN/LIVING/BEDROOM



Situated on the ground floor, you enter into a welcoming hallway, with the main living space positioned to the left. This versatile room is well-proportioned to accommodate a double bed, dining area, and lounge furniture, while the modern kitchen is neatly integrated on one side. The kitchen comes fully fitted with an electric hob, oven, and washing machine, alongside ample storage solutions including an integrated wardrobe.







Back off the entrance hallway, you will find a stylish three-piece bathroom, completed to a high standard with modern fixtures and finishes.

# BATHROOM





Externally, residents benefit from a well-maintained communal garden, while ample on-street parking is available. This flat presents an excellent opportunity to step onto the property ladder in a convenient and popular area of Edinburgh.

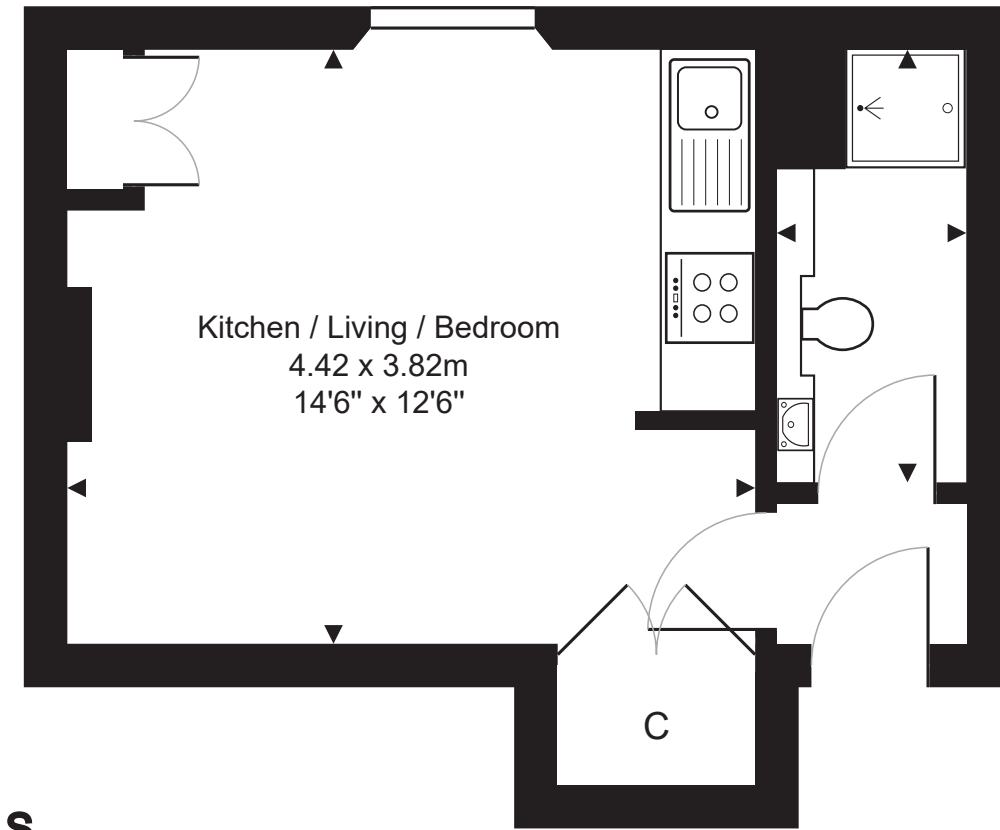
# EXTERNALS





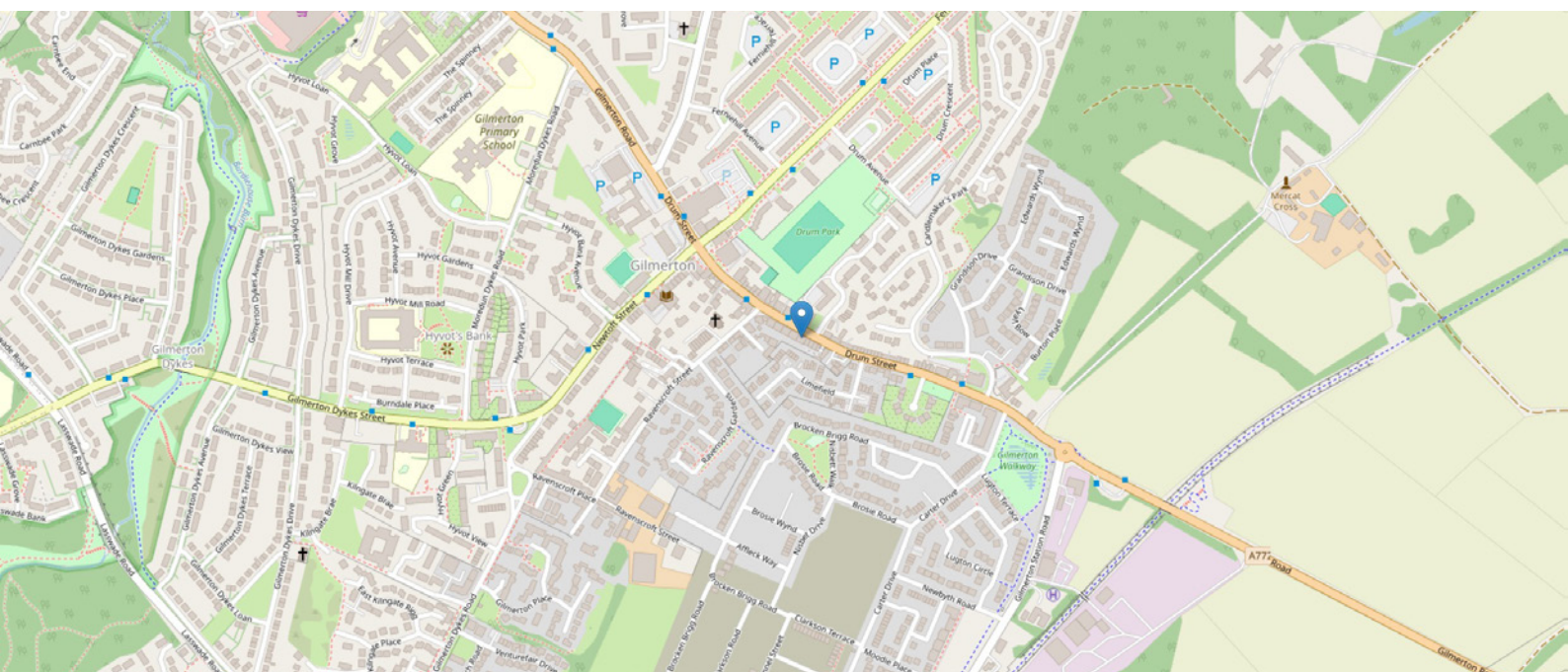
# FLOOR PLAN & DIMENSIONS

Shower Room  
1.22 x 2.78m  
4'0" x 9'2"



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 24m<sup>2</sup> | EPC Rating: E





# THE LOCATION

The property for sale is located in the area of Gilmerton, a popular residential area lying to the south of the city centre. The area is well served by an excellent range of local amenities, including local shopping, transport, educational and recreational facilities. The area is also well served by a variety of primary and secondary schools, including Liberton and Gracemount High Schools, which can be accessed by foot, car or public transport.







Recreational facilities include many delightful walks, a number of good golf courses and a dry ski slope located in the nearby area of Fairmilehead.

The city bypass, which is a minute's drive from the property, provides excellent commuting links both east and west. There is an excellent bus service a few minutes' walk from the property, providing quick and easy access to the city centre and surrounding areas.



**McEwan Fraser Legal**

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Part  
Exchange  
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Text and description  
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